

TRANSFER
TAX
PAID

RETURN TO:

Robin L. Lilja

15 Pleasantdale Ave #1

WARRANTY DEED

Waterville ME 04901

KNOW ALL MEN BY THESE PRESENTS,

That, I, Laurier E. Pouliotte, of Waterville, County of Kennebec and State of Maine

019909

in consideration of One Dollar and other valuable considerations

paid by Robin L. Lilja of Waterville, County of Kennebec and State of Maine,

the receipt whereof, I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Robin L. Lilja her heirs and assigns, forever,

SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof to the said Robin L. Lilja, her heirs and assigns to her own use and behoof forever.

AND I do COVENANT with the said Grantee, her heirs and assigns, that I am lawfully seized in fee of the premises and that I am free of all encumbrances:

that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will WARRANT and DEFEND the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I the said Laurier E. Pouliotte joining in this deed as grantor and relinquishing and conveying all rights by descent and all other rights to the above described premises, have hereunto set my hand and seal this 22nd day of July in the year of our Lord one thousand nine hundred and ninety-two.

SIGNED, SEALED and DELIVERED,
IN PRESENCE OF

Michelle A. Fossett

Laurier E. Pouliotte
Laurier E. Pouliotte

STATE OF MAINE
County of Kennebec, ss.

July 22, 1992

Personally appeared the above named Laurier E. Pouliotte and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Michelle A. Fossett
Michelle A. Fossett
Notary Public

My Commission Expires
December 24, 1993



62-48

SCHEDULE A

A certain lot or parcel of land situated on the northerly side of Columbia Road in said Waterville and bounded and described as follows, to wit: Starting at a point in the northerly line of Columbia Road, which point is three hundred eighty-five (385) feet easterly from the intersection of the northerly line of Columbia Road with the easterly line of Drummond Avenue; thence to the east along the northerly line of Columbia Road a distance of one hundred (100) feet to a point (which point is the south west corner of a 25-foot strip of land conveyed by grantor herein to one Leslie J. Hurd and Ethelyn K. Hurd); thence at right angles to the north a distance of one hundred twenty-one and thirty-three one-hundredths (121.33) feet; thence at right angles to the west and keeping parallel with the northerly line of Columbia Road a distance of one hundred (100) feet; thence at right angles to the south a distance of one hundred twenty-one and thirty-three one-hundredths (121.33) feet to the point of beginning in Columbia Road.

The above-described parcel of land is subject to the following restrictions, which are to run with the land, to wit: No building other than a private dwelling house for not over two-family occupancy, together with private garage for use by occupants of the house, shall be erected upon said premises. No part of any building shall be placed nearer than twenty (20) feet from the line of any street, provided, however, that porticoes projecting not over three feet, steps, and windows are to be allowed on said reserved space. No double-decked porches may be built on any house. Said dwelling house and garage shall cost not less than seven thousand, five hundred dollars (\$7,500.00). The garage, unless built as part of the house, shall be set back at least sixty (60) feet from the line of the street. No animals of any kind shall be kept on the premises excepting, however, household pets. No dwelling house shall be erected on any lot having less than fifty (50) feet frontage on the street. In the event that the same owner owns contiguous lots having a contiguous frontage of more than fifty (50) feet, then in such event, the restrictions herein shall apply to each full multiple of fifty (50) feet frontage. In other words, on a lot of land having a frontage of one hundred (100) feet on the street and being one hundred (100) feet deep, two (2) buildings may be erected in accordance with the restrictions herein. The grantor shall not be held responsible for the enforcement of these restrictions.

Being the same premises described in a deed to Laurier E. Pouliotte and Yvonne A. Pouliotte from Home Development Company dated August 6, 1954, recorded in the Kennebec County Registry of Deeds in Book 982, Page 364.

RECEIVED KENNEBEC SS.

1992 JUL 24 PM 12:40

ATTEST: *Lorne R. Mann*
REGISTER OF DEEDS